



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2302855
Applicant Name: Tyler Goodmanson
Address of Proposal: 16 Florentia St

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use and construct a three (3) story Single Family residence with a basement garage in an Environmentally Critical Area (Potential Slide – ECA 2).

The following approvals are required:

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

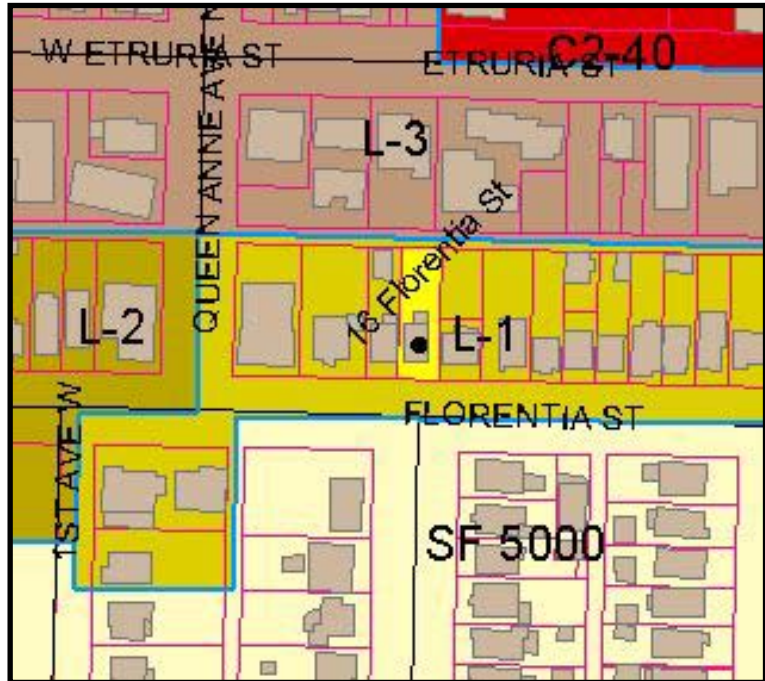
The approximately 4,500 square foot rectangular proposal site is located in a Multi-Family Residential Lowrise 1 (L-1) zone in between Etruria St and Florentia St. The proposal site has approximately thirty-seven and one half (37.5') lineal feet of street frontage on Florentia St, which is a paved street with curbs, gutters and sidewalks. There is an improved alley adjacent to the site that provides vehicles access to the proposed structure. The site is vegetated with brush, grass, one (1) Ash and one (1) Cherry tree near the perimeter of the site. The site contains Potential Slide Environmentally Critical Areas (ECAs) as mapped and designated by the City of Seattle.

Area Development

Zoning in the vicinity is Multi-Family Residential Lowrise 1, 2 and 3 with single-family (SF 5000) zoning to the south. Development in the vicinity includes a mix of single and multifamily residences.

Proposal Description

The applicant proposes to construct a three (3) story single family residence in the rear portion of the lot. The existing single family home is to remain in the front portion of the lot. Vehicle access to the existing home is from Florentia St, via an existing curbcut. Parking for the existing home is provided within the structure. Access to the proposed residence will be via the adjacent improved sixteen (16') foot wide asphalt alley, with parking also proposed within the structure.



Public Comments

The public comment period for the proposed project ended on September 24, 2003. One public comment letter was received during the public comment period. The comment related to the Potential Slide ECA on the site and how the proposed construction would affect the integrity of an adjacent residence.

ANALYSIS - SEPA

The proposal site is located in Potential Slide Environmentally Critical Area (ECA 2) and pursuant to Seattle Municipal Code 25.05.908-C1; the proposed construction is not exempt from SEPA review. The proposal exceeds the exemptible number of units in the Potential Slide environmentally critical area. SMC 2505.908-C1 allows for one (1) unit to be constructed which does not exceed nine (9,000) thousand square feet of development coverage. The proposal is well below the allowable square foot coverage, but the unit count of the site is beyond the threshold allowed for categorical exemption from SEPA requirements. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist (prepared August 29, 2003), and supplemental information in the project file submitted by the applicant. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *“Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation,”* subject to some limitations. Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Some short-term adverse impacts are anticipated from the proposal.

The SEPA Environmentally Critical Areas Policy (SMC 25.05.908) provides a listing of categorically exempt activities in certain environmentally critical areas as mapped and regulated in SMC 25.09, Regulations for Environmentally Critical Areas. These ECAs are subject to additional environmental review to determine impacts and, if warranted, to provide further mitigation beyond the development standards required by all City codes. Thus, a more detailed discussion of some of the impacts is appropriate.

Short - Term Impacts

The following temporary impacts are expected: 1) temporary soil erosion; and 2) loss of soil stability. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Building Code (construction measures in general); 2) Stormwater, Grading, and Drainage Control Code (temporary soil erosion); and 3) Geo-technical review (soils engineering). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient current and long term mitigation; Imposing specific conditions is not necessary for these impacts. However, the proposal site is located in a Steep Potential Slide Environmentally Critical Area.

Earth

The ECA Ordinance and Directors Rule (DR) 3-93 requires submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with steep slopes, liquefaction zones, and/or a history of unstable soil conditions. A geo-technical evaluation was prepared on June 26, 2003, which “geo-technically approved for the proposed new single-family residence,” subject to certain conditions. The approval is based on the following conditions:

1. Standard reinforced continuous and spread footings. Allowable bearing pressure: 2,000 p.s.f.

2. Equivalent fluid pressure of 35 p.c.f. is recommended for any retaining wall design provided drainage zone is inspected and verified by this engineer.
3. For retaining wall design, use friction factor of 0.55 and passive pressure of 350 p.c.f.
4. Geotechnical inspections by this engineer prior to any foundation concrete placement.

The submitted geo-technical report details further the specific requirements for proper construction of the proposed grading, foundation, retaining wall, and structure. The said geo-technical report is located in the project file.

Long - Term Impacts

There are no significant long-term impacts to the ECA resulting from the proposed subdivision and construction. No conditioning is warranted per SEPA policies.

Summary

City codes and ordinances adequately regulate and provide extensive conditioning authority to mitigate the potential impacts to earth as identified in the foregoing analysis. There are no significant long-term impacts anticipated to affect the ECA.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS – SEPA

None required.

Signature: (signature on file) Date: February 12, 2004
Lucas J. DeHerrera, Land Use Planner
Department of Planning and Development
Land Use Services